

Chapter 18.26

HC HIGHWAY COMMERCIAL DISTRICT

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18.26.010 Purpose of district.

The HC highway commercial district is intended to provide areas adjacent to the freeway that can accommodate highway and tourist oriented uses, and uses which require the high visibility of thoroughfare locations. (Ord. 1055 N.S. § C (part), 1991; Ord. 559 N.S. § A (part), 1981)

18.26.020 Permitted uses.

The following uses shall be permitted in the highway commercial district:

- A. Restaurants;
- B. Wine tasting;
- C. Retail uses, excluding grocery, supermarket and drug stores;
- D. Motels and hotels;
- E. Arts and crafts galleries;
- F. Motor vehicle sales and service. (Ord. 1055 N.S. § C (part), 1991; Ord. 559 N.S. § A (part), 1981)

18.26.030 Conditional uses.

The following uses may be conditionally allowed in the highway commercial district, subject to issuance of a conditional use permit in accordance with Chapter 18.54 of this title:

- A. Commercial recreation;
- B. Carwashes;
- C. Convenience stores;
- D. Gasoline service stations;
- E. Drive-in establishments;
- F. Off-site pole or pylon freeway-oriented signs pursuant to Section 18.76.270.C.4. and 18.76.075;

G. Any other use which the planning commission finds will be similar in nature to permitted or conditional uses allowed within this chapter for the HC zoning district. (Ord. 1215 N.S. § 27, 1995; Ord. 1134 N.S. § 3, 1993; Ord. 1055 N.S. § C (part), 1991; Ord. 846 N.S. § 1 (part), 1987; Ord. 559 N.S. § A (part), 1981)

18.26.040 Site development standards.

- A. The following site development standards shall apply in the HC district:
 - 1. Minimum lot area, twenty thousand square feet;
 - 2. Minimum lot width, seventy feet;
 - 3. Minimum lot depth, one hundred twenty-five feet;
 - 4. Maximum building coverage, forty percent;
 - 5. Minimum setbacks:
 - a. Front, forty feet,
 - b. Rear, twenty feet, *
 - c. Side, zero feet; *
 - 6. Maximum height, three stories or thirty-five feet.
- * Thirty feet when adjacent to the South Valley Freeway (US 101 property).
- B. On any portion of a site in the HC district which abuts a lot in any residential zoning district, a solid wall or fence of six feet in height shall be constructed and maintained along the common lot line. The minimum interior yard shall be planted and maintained as a landscaped screen.
- C. All uses, whether permitted or conditional, shall be conducted in such a manner so as to avoid any nuisance, hazard or commonly recognized offensive condition or characteristic.
- D. Side Street Side Yard. A side yard along the side street lot line of a corner lot shall have a width of not less than fifteen feet or one-half the required depth of the front yard, whichever is greater.
- E. Cul-de-sac lot width, minimum of forty feet as measured along the front property line. (Ord. 1055 N.S. § C (part), 1991; Ord. 899 N.S. §§ 6 (part), 22 (part), 27, 1989; Ord. 559 N.S. § A (part), 1981)

18.26.050 Additional required conditions.

- A. Architectural and site plan approval shall be required of all uses situated on sensitive sites, as defined in Chapter 18.74 of this title.
- B. Where any lot in the general commercial district abuts residentially zoned property, a twenty-five foot minimum setback shall apply. (Ord. 1111 N.S. § 17, 1992; Ord. 559 N.S. § A (part), 1981)